AGENDA DESIGN REVIEW BOARD City of Aiken

Tuesday, November 1, 2022

Work Session

Aiken Municipal Building
111 Chesterfield Street, South, Upstairs, Room 315

5:30 p.m.

Regular Meeting

Aiken Municipal Building
111 Chesterfield Street, South, Upstairs, Room 309
City Council Chambers

6:30 p.m.

AGENDA Work Session Design Review Board

City of Aiken Municipal Building 111 Chesterfield Street, S, Upstairs Room 315

Tuesday, November 1, 2022 5:30 p.m.

I. Old Business

II. New Business

Brief Preliminary Review of Items on Regular Meeting Agenda

- A. <u>Application #CERH23-010</u>: Applicant Jessica Campbell requests approval to remove existing paint from the façade, replace deteriorated wood, repaint the façade, replace roofing, and excavate the crawl space at 100 Berrie Road SW (TMP 105-15-01-011)
- **B.** Application #CERH23-011: Applicant David Stinson requests approval to replace windows at 566 Newberry Street SW (TMP 105-12-17-015).

III. Adjournment

This is a meeting limited to the purposes listed above. There will be no opportunity for public comments, presentations or questions on any matter. The Work Session agenda consists of this one page. Executive Sessions may be entered at any time during the meeting as allowed by law.

Individuals needing special assistance or sign interpreter for the meeting, please notify the Planning Department 48 hours prior to the meeting.

Contact: City of Aiken Planning Department (803) 642-7608

Notice to the public of the time, date, place, and agenda of the meeting was given by publishing a legal notice in the October 29, 2022 <u>Aiken Standard</u>. Also, notices of the meeting and agenda were sent on or by October 28, 2022, for posting on the City web page, Channel 4, and to the City Clerk for posting on the Municipal Building notice board at least 24 hours before the meeting. Agenda sheets were mailed or emailed to interested parties.

GUIDELINES FOR PUBLIC COMMENTS CITY OF AIKEN DESIGN REVIEW BOARD MEETINGS

Meetings are public forums in which many opinions are expressed and the business of the City must be conducted. As such, disciplined, honorable and professional decorum is paramount. Courteous and respectful communication is required.

During public comment periods of the meeting, all questions and statements from the public shall be directed to the chair. If you wish to speak, raise your hand, and the Chair will recognize you. Please approach the podium and state your name and address.

In order to allow an opportunity for everyone who wishes to address the Board, speakers should limit their comments to the agenda item or application being discussed. Each speaker will be given five minutes to address an issue and may only address an issue once unless the Board asks the speaker additional questions.

I:\Forms\Guidelines\DRB GUIDELINES FOR PUBLIC COMMENTS.doc

AGENDA

Regular Meeting Design Review Board City of Aiken Council Chambers Aiken Municipal Building 111 Chesterfield Street, S on the third floor

Tuesday, November 1, 2022 6:30 p.m.

I. Approval of Minutes

Approval of the Minutes for the Work Session and Regular Meeting on October 4, 2022.

II. Old Business

III. New Business

- **A.** <u>Application #CERH23-010</u>: Applicant Jessica Campbell requests approval to remove existing paint from the façade, replace deteriorated wood, repaint the façade, replace roofing, and excavate the crawl space at 100 Berrie Road SW (TMP 105-15-01-011).
- **B.** Application #CERH23-011: Applicant David Stinson requests approval to replace windows at 566 Newberry Street SW (TMP 105-12-17-015).
- **C.** Executive Session: The purpose is to receive legal advice relating to pending, threatened, or potential claims or litigation or other matters covered by the attorney-client privilege from Design Review Board attorney(s). (Must be authorized by a motion and vote of the Board.)
- **D.** <u>Application #CERH23-004</u>: Discussion of, and possible action on, Status of the Certificate of Appropriateness application at 405 Colleton Avenue SE pending administrative approval for the final site plan of a wall replacement (TMP 121-09-06-001).
- **Executive Session:** The purpose is to receive legal advice relating to pending, threatened, or potential claims or litigation or other matters covered by the attorney-client privilege from Design Review Board attorney(s). (Must be authorized by a motion and vote of the Board.)

IV. Adjournment

The Regular Meeting Agenda consists of this one page. Public Participation will be allowed pursuant to the Design Review Board Bylaws. Executive Sessions may be entered at any time during the meeting as allowed by law.

Individuals needing special assistance or sign interpreter for the meeting, please notify the Planning Department 48 hours prior to the meeting.

Contact: City of Aiken Planning Department (803) 642-7608

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DESIGN REVIEW BOARD

Minutes

October 4, 2022

Aiken, South Carolina

WORK SESSION

Members Present: Chairman McDonald Law, John McMichael, Katy Lipscomb, Ben Lott and

Josh Stewart

Members Absent: Ahmad Mikell and Hannah Robbins

Others Present: Attorney Jim Holly, Planning Director Marya Moultrie, Planner Rebekah

Seymour, Erica Sanders, Collette R. Ball, Laura Callahan, David Stinson, Caroline Gwinn, Luis Rinaldini, Matthew Christian of the Aiken Standard,

and other interested parties

Chairman Law called the Work Session to order at 5:34 pm in Room 315, at 111 Chesterfield Street, South and explained the purpose of the Work Session to members of the public. He mentioned that he will recuse himself for Agenda Item A of New Business and turn the meeting over to Vice-Chairman McMichael.

Old Business

The first item for review, Application #CERH23-004, was a continued from the September meeting. The Chairman displayed photographs of the wall at 405 Colleton Ave. SE, and reminded the Board about the cracks and structural problems that had developed since the wall's construction, including the encroachment of trees. There was discussion about the age of the wall and the probability that it could be original to the house. Planner Seymour said she could not determine whether the wall was original, but shared old photographs depicting the wall in white and suggested it may have been white originally. Options for preserving the tree and moving the fence line were discussed. Partially preserving the wall was also suggested as a possible solution.

Board Member Lott addressed the need to offer better guidance to homeowners and indicated that the site plan for the proposed wall construction had not been submitted.

New Business

Prior to the discussion on this application, the work session was turned over to Vice-Chairman John McMichael because Chairman Law recused himself from consideration of or discussions on the application based on a potential conflict of interest and exited the meeting room. A signed Statement of Potential Conflict of Interest was submitted to the Board during the meeting and is attached to these minutes and incorporated herein.

For the first Agenda item, Planner Seymour distributed an updated site plan submitted by the Applicant for 704 Hayne Ave. SW that includes the proposed pool house missing from the original plan. The site-built pool house will match the existing carport. The question of its visibility from the right-of-way was discussed. It was determined that once some of the bushes

are removed for the construction, it would be visible. The owner also described a retaining wall that will need to be built when installing the five-foot-deep pool.

Chairman Law returned to the room at 5:59 p.m. and resumed control of the meeting.

The next agenda item for siding replacement at 566 Newberry St. SW was indicated to be a necessity due to insect damage. Photos of the damage was shown as well as photos of the current yellow siding. The homeowner, David Stinson, was present and stated that he was only requesting that the siding be replaced, but would like to replace the windows at some point in the future. Members of the Board gave some suggestions about windows and informed him of the requirements for window replacement.

Planner Seymour described the Applicant's house as a contributing home according to the Aiken Historic Research Survey, which also states the home was constructed circa 1920, although the county records say it was built in the 1940s. The options for texture and color of the replacement siding was discussed. Mr. Stinson indicated he did not have a preference between simulated wood grain or smooth siding, but was advised two years ago by the DRB to use simulated wood grain. He confirmed that the color sample he provided is a softer yellow than the current siding.

For the last Agenda item, the Chairman requested further information from the Applicant Caroline Gwinn regarding the replacement awning and sign at 122 Laurens Street SW. He was advised that the awning would be black, without lettering and, that the Aiken Center for the Arts was interested in an interchangeable acrylic sign that could be tailored for special events. The Board discussed allowable sign size for downtown signs and it was determined that they could be up to 20% of the size of the building. Due to complications in approving an interchangeable sign, the Applicant decided to request approval for only one sign, which they can cover with a banner for special events.

Adjournment

Chairman Law adjourned the work session at approximately 6:23 p.m.

REGULAR MEETING

Members Present: Chairman McDonald Law, Katy Lipscomb, Ben Lott, John McMichael and Josh Stewart

Members Absent: Ahmad Mikell and Hannah Robbins

Others Present:

Aftorney Jim Holly, Planning Director Marya Moultrie, Planner Rebekah
Seymour, Erica Sanders, Collette & Lawrence Ball, Frank Artusa, Laura
Callahan, David Stinson, Caroline Gwinn, Graham Reynolds, Bill and
Beatrice McGhee, Luis Rinaldini, Matthew Christian of the Aiken Standard,

and other interested parties

Chairman Law called the regularly scheduled Design Review Board meeting to order at 6:30 p.m. in the Council Chambers at 111 Chesterfield Street, South, and gave brief instructions on the procedures for the meeting.

MINUTES

Chairman Law asked the Board to review the minutes from the September 6, 2022 Work Session and Regular Meeting.

MOTION: Board Member Lott moved and Board Member McMichael seconded a motion to approve the minutes for the September 6, 2022 Work Session and Regular Meeting as written.

The motion was approved by a vote of 5-0.

CERTIFICATE OF APPROPRIATENESS

Application: #CERH23-004

Applicant/Owner: Lawrence and Collette Ball

Location: 405 Colleton Avenue, SE Request: Replace Masonry Wall Tax Parcel: #121-09-06-001

The Applicant seeks approval to replace the existing masonry wall and wrought iron that borders Colleton Avenue, SE and Union Street. The existing wall has major defects, such as structural defects, cracking, settlement and shifting of walls from the original placement, age of the walls, and existence of mature cedar trees that have uprooted the wall. In addition, the wrought iron is badly damaged due to rust, corrosion, and deterioration due to its age and lack of maintenance.

The Applicant and homeowner, Collette Ball, of 405 Colleton Avenue, SE, explained that she had come to last month's meeting and on the advice of the Design Review Board; she had agreed to postpone her hearing until more research could be done on the wall and a more detailed plan for replacement could be provided.

Mrs. Ball introduced her brick mason, Frank Artusa, of 537 Station Lane, who explained the issues with the existing wall and the footers, which have deteriorated due to the poor design and encroachment of trees. He described the plan to remove the wall to preserve the cedar trees. Mr. Altrusa stated the wall was beyond repair due to the deterioration of the mortar and the encroachment of trees. He explained when taking down the section of wall on Union Street he found the core was constructed of brick that was not available until the 1950's indicating the wall may not be original, and the columns were filled with soil, which will eventually be detrimental. He shared the plan to replace the wall with an 8" thick wall using a Flemish bond pattern, with partition columns located approximately every 10'.

Board Member McMichael asked if problems were to be anticipated when digging up the footers. Mr. Artusa said he planned to dig the footers out by hand to reduce the damage to the nearby trees

and install a bridge footer and extension joint that will allow the tree roots to continue to grow. He also noted he would like to use a Flemish bond brick pattern instead of the running bond pattern depicted in the rendering.

Chairman Law asked if he would reuse the bricks from the old wall for the new wall. Mr. Artusa replied that the brick would all be new since a majority of the brick from the current wall would not be useable. He stated his preference was to use the same brick for the whole wall to ensure it is uniform and showed samples of brick proposed. Mr. Artusa noted he would salvage the old brick for another use around the home and added that the gates are to be removed, sandblasted, painted and reinstalled.

The Chairman reviewed that the original application proposed not to remove all of the old brick and noted for clarification, that now the request is to demolish the old wall and replace it with new brick.

The Chairman asked Mr. Artusa about the possibility of salvaging sections of the original wall design. Mr. Artusa responded that it might be possible; however, it would require filling in the wall with concrete and capping it.

Luis Rinaldini, 638 Magnolia Street asked to speak neither in favor nor against the application, but to use the opportunity to comment on procedures. He claimed that the Board had done a disservice to the Applicants, stating that the proper thing to do would have been to advise the Applicants to file an application for demolition. He stated the matter is super complicated, and if the Applicants did their homework, they could make a case for demolition. He said there was still need for further clarity and agreed that fences are vital and important elements of the neighborhood. He believes it should be preserved exactly the way it is. He further shared with the Board that the new design was out of character for the neighborhood.

There were no other comments either for or against the application.

MOTION. Board Member Stewart made a motion to approve the application as submitted. There was no second and the motion failed.

Chairman Law commented that the design of the old wall was not practical and cannot be saved as it is currently.

Board Member Stewart concurred that there was no use repairing the wall because the poor design lead to the current condition and the foundation is missing.

Board Member Lott stated that the wall is a unique design and proposed a compromise to rebuild a portion of the wall in the old design, but do it correctly to avoid future structural issues.

Board Member McMichael agreed that the wall has historic value, but that the original design is not able to stay standing.

Board Member Lipscomb stated that the wall was beyond repair due to demolition by neglect of the previous owner. She suggested that the homeowner keep the columns as a reference for what was there and use them to build the new wall, ensuring that the gates fits properly. Mr. Artusa agreed that using the columns was feasible, since the footings on the columns are secure. He suggested sandblasting the existing columns and using a white washed brick instead of red on the new wall.

Chairman Law addressed the issue of the trees, saying that some may need to be removed. Applicant Lawrence Ball of 405 Colleton Ave. SE stated that some of the trees were already removed.

Board Member Lott asked the homeowners if a section of the wall could be preserved. Mrs. Ball agreed that could be done. Mr. Artusa proposed rebuilding the wall using the original design with structural improvements for a length of ten feet on each side of the columns at the front gate facing Union Street, then raising the height to five feet for the remainder of the wall. Mrs. Ball indicated that she would prefer to use the original design for a length of ten feet on either side of the gate on Union Street as opposed to the gate on Colleton Avenue.

Chairman Law countered with a suggestion to rebuild the original wall with structural improvements for a length of twenty feetin each side of the columns on the rear portion of the wall instead.

<u>MOTION</u>: Board Member Lott moved and Board Member McMichael seconded a motion to approve Application #CERH23-004 as submitted, but with the exception that due to the condition of the wall being beyond repair and poorly designed, the approval is subject to the following conditions:

- 1) The Applicant will submit for administrative approval, a site plan with a detailed drawing to explain how they will maintain the historical appearance of the wall 10' on either side of the gate on Union Street. The site plan should include the turned corner placed behind the tree at the corner of Colleton and Union. The color of the wall should also be addressed. Administrative approval should be received before construction begins.
- 2) The Applicant will work to retain as many existing columns as possible.
- 3) The new brick wall height will fall just below the lip of the existing columns.

CÉRTIFICATE OF APPROPRIATENESS

Application: #CERH23-006

Applicant/Owner: Laura Callahan Location: 704 Hayne Avenue, SW

Request: approval for a new pool and patio roof

Tax Parcel: #105-27-01-006

At 7:30 pm prior to the consideration of this application, the meeting was turned over to Vice-Chairman John McMichael because Chairman Law recused himself from the consideration of the application based on a potential conflict of interest and exited the Council Chambers. A signed Statement of Potential Conflict of Interest was submitted to the Board during the meeting and is attached to these minutes and incorporated herein.

The Applicant seeks approval to install a swimming pool and a new covered patio at the western side yard at 704 Hayne Avenue SW as indicated in the application. The proposed patio roof would be a four sided structure constructed to be identical to the existing carport, which is recorded in the application, with the exception that the patio cover would only have four columns. The dimensions of the proposed covered patio would be 14' x 21'4" and it would also cover the existing brick structure which functions as an outdoor grill. The proposed pool is "Majestic Style" with dimensions of 13'6" x 37'10" as indicated in the application.

Laura Callahan of 704 Hayne Avenue described the pool design and tile, which she intends to look original to the house. She stated the only portion of the project that will be visible from the right-of-way would be a four-column patio section that will mirror the existing carport.

Luis Rinaldini of 638 Magnolia Street informed the Board that the ethics laws require that conflicts of interest be explained in writing and should be provided to the public in the meeting minutes. He also criticized the Board for taking the last Applicant's word on the condition of their wall and stated that the Board should not make assumptions about condition. Mr. Rinaldini described his own inspection of the previous Applicant's wall and found that 80% of it is still standing.

Vice Chairman McMichael cautioned Mr. Rinaldini about using the current Applicant's time to speak about the previous application. He noted for confirmation that the Chairman had provided the required written documentation regarding his recusal.

There were no additional speakers either for or against the application.

MOTION: Board Member Stewart moved and Board Member Lott seconded a motion to approve Application #CERD23-006, as presented.

The motion was approved 4-0

At 7:37 pm, Chairman Law returned to Council Chambers and resumed officiating the meeting.

CERTIFICATE OF APPROPRIATENESS

Application: #CERH23-008

Applicant/Owner: David Stinson Location: 566 Newberry Street, SW

Request: Siding Replacement Tax Parcel: #105-12-17-015

Planner Seymour introduced the application, which is a request for approval to replace the existing wooden siding on his home at 566 Newberry Street, SW with wood-grained Hardie-plank lap siding in a soft yellow color. The Applicant cites discovery of a bee infestation in his walls as cause for the need of siding replacement, as the current siding is milled and installed in a manner that allows insects to access the walls behind the doors, shutters, and window frames.

David Stinson, of 560 Newberry Street, SW, was present to answer questions from the Board.

Chairman Law asked if the house color was going to remain the same. Mr. Stinson noted his desire to tone down the original paint color and the Chairman informed him the color can be changed, but that it must be selected from the historic color palette. He also cautioned against painting the laps.

Board Member McMichael noted that the homeowner had also agreed to change the siding to smooth sided.

MOTION: Board Member Stewart moved and Board Member Lott seconded a motion to approve Application #CERH23-008, with the stipulation that the siding be smooth, which is consistent with the Design Review Manual page 53 and 55.

The motion was approved 5-0.

CERTIFICATE OF APPROPRIATENESS

Application: #CERD23-001014

Applicant: Caroline Gwinn, Executive Director

Owner: Aiken Center for the Arts/

Location: 122 Laurens Street, SW

Request: Multiple Façade Improvements

Tax Parcel. #121-21-09-009

The Applicant has requested approval to implement multiple façade improvements at 122 Laurens Street, SW as indicated in the application. The Applicant proposes to replace the existing fabric on the awning at the front of the building with a black fabric. The awning will remain the same size and shape, with color being the only change. The Applicant also requests approval to replace the damaged awning and frame at the rear of the property. The company that originally produced and installed the awnings will be used for the proposed replacements. Additionally, the applicant requests approval to repaint the front façade SW #7013, which is Sherwin Williams color described as "Ivory Lace".

Finally, the Applicant requests to place a new sign on the front façade made of an acrylic material. The proposed new sign will have dimensions of 12' x 4' and will be placed between the center and right windows. It is black with white and red text and reads "Aiken Center for the Arts".

Caroline Gwinn, of 1781 Shaws Fork Road, clarified that the sign was meant to look like a banner, which could be covered by a banner for special events. She introduced contractor, Graham Reynolds, who confirmed that they were no longer asking for approval of interchangeable signs and are only seeking approval for one permanent sign.

There were no additional speakers either in favor or against the application.

<u>MOTION</u>: Board Member Stewart moved and Board Member McMichael seconded a motion to approve Application #CERD23-001014, with the amendment that approval is for a permanent not an interchangeable sign, as it adheres to the Old Aiken Design Guidelines, Section 6.2. Chairman Law asked if the sign would be lighted and was told that it would not. He suggested coming back for approval if they wish to add lighting.

Planning Director Moultrie asked for clarity on their use of banners, which is still being determined. Planning Director Moultrie stated that a banner is permitted; however, further discussion with the Planning Department may be needed concerning where the Zoning Ordinance allows the banner to be located.

Board Member Lott stated that he feels the design of the sign is out of place and cited the guideline that required the signs be oriented to pedestrian not vehicle traffic. He stated he does not feel that it is appropriate for downtown.

Chairman Law mentioned that the sign does not make a permanent change to the building.

Board Member McMichael clarified that the Ordinance says the sign can be up to 20% of the area of the façade.

Board Member Lott stated that he considers the sign overwhelming.

The motion was approved by a vote of 4-1 with Board Member Lott in opposition.

MOTION: Board Member Stewart moved and Board Member Lott seconded a motion to move to Executive Session.

The motion was approved 5-0

At 7:58 pm, the Board Members, Attorney Jim Holly, Planning Director Marya Moultrie and Planner Rebekah Seymour exited Council Chambers and reconvened in conference room 329.

At 8:25 pm, the Board Members and others reconvened in Council Chambers.

MOTION: Board Member Stewart moved and Board Member Lott seconded a motion to adjourn the Executive Session with no action taken.

The motion passed unanimously.

ADJOURNMENT

Having no further business to come before the Board, Board Member McMichael moved and Board Member Lipscomb seconded a motion to adjourn the public meeting at 8:28 p.m. It was approved by acclimation.



CONFLICT OF INTEREST STATEMENT

The Design Review Board is considering pool and cutdon Cause Additions to a vesiclence at 704 Hayne themps. ApplieRH23-Odo
I may have an economic interest in this matter because the Architectural from I'M ASSOCIATED WITH IS Providing ANCHITECTURAL SEWINGS TO the Callahams.
I hereby request to be excused from deliberations, vote, and other action on this matter, and will excuse myself from the room and/or podium during these discussions. I also request this statement be placed in the minutes of this meeting. Signature O. Monthe Wall Printed Name

Reference: Section 8-13-700 (B),

Code of Laws of S.C., 1976, as amended.

Design Review Board Meeting
October 4, 2022
Application #CERH23-006
704 Hayne Avenue
Laura Callahan
New Pool
McDonald Law





To: Design Review Board From: Rebekah Seymour Date: October 25, 2022

Re: Certificate Application #CERH23-010
Historic Overlay District

Applicant/Owner: Jessica Campbell, City of Aiken PRT Department

Location: 100 Berrie Road SW (Rye Patch)

Tax Parcel #: 105-15-01-011

Project Description

Applicant has requested approval to:

- Remove the existing layers of paint from the building façade, replace the deteriorated wood, and repaint the façade white as it is currently as indicated in the application. The application proposes all surfaces, including masonry and concrete, will be scraped and sanded to prepare for a new layer of paint. The applicant states that there are multiple locations on the façade where the paint has failed and the wood has deteriorated and become soft (See Exhibit B). Some areas may require gutters or other attachments to be removed in order to replace deteriorated wood. The applicant also requests approval to install new copper gutters and downspouts in an effort to prevent further wood deterioration due to water damage (See Exhibit A). Screen plugs will also be implemented to prevent clogging.
- Replace the existing roof and underlayment, replace the sheathing where required, and install new architectural shingles as indicated in the application (See Exhibit A). The proposed replacement roof style will be in kind.
- Excavate the crawl space to allow access for installing control and monitoring systems as indicated in the application (See Exhibit A). Detection systems used for fire prevention and alert are needed for this structure. The applicant proposes locating the detection system and a security detection system in the crawl space (See Exhibit B). Due to multiple obstructions, including the limited space between the grade and floor joists, dirt excavation will be necessary to provide the needed space for the system installation. As access to the crawl space is limited, the extent of work needed is currently unclear. The applicant requests approval for the plan of execution.

Staff Comments

The property was designated a landmark property in the Historic Overlay District in March of 2005. The Aiken Historic Resource Survey lists date of construction as circa 1900 (See Exhibit D). This structure is also designated on the National Register as part of Winter Colony Historic District I as a key property in establishing the character of the historic district.

The application may be reviewed using the "Existing Buildings" section of the <u>Design Review Manual</u>, specifically sections "Color of Materials" on page 50, "Exterior Materials: Wood" beginning on page 53, "Roofs" beginning on page 59, "Gutters & Downspouts" found beginning on page 64, and "Code Compliance" on page 84.

EXHIBITS

- A. Application
- B. Property Photos
- C. Vicinity Map
- D. Historic Research Survey Card

EXHIBIT A

Application #CER H23-010 105 - 10 - 01 - 011

DESIGN REVIEW BOARD CERTIFICATE OF APPROPRIATENESS APPLICATION-HISTORIC OVERLAY DISTRICTS

PROP	ERTY ADDRES	s: 100 Berrie	e Road, SV	W Aiken, S	C 29801	1	<u> </u>
	Historic and/or c	ommon name (if	applicable):	Rye Pat	ch		
OWN	ER-OF-RECORI	city of Ai	ken PRT l	Dept./Jessic	a Campbel	[
	Mailing address: _	P.O. Box 117	7, Aiken	SC 29802			.; ; ,
	Telephone:	803.643.4779)		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
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	Signature (if differ						No repr
APPLI	ICANT: If the appropriate written permission	n from the owner	for the wor	k.			
	Name:Mailing address: _		- -				
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i: :: 	Fax:		<u>: ;;</u> ;	e-mail:	e in	<u> </u>	
PROII	ECT DESCRIPT	ION, REQUIRE	ED SUBMI	TTALS & I	; MAILING L	IST: On the att	ached
Are the	PROJECT CHECKL. Appropriateness. See application form. Propries should receive copies ere restrictive cover replied yes, please a	IST & DESCRIPTIO the "Required Sub- lease supply the name of correspondence po- nants that would p	N, provide a somittals" list is e(s) and mailine ertaining to the prohibit the	written description the items the gaddress(es) of its request. proposed use	on of work requiat must be turn anyone (other the of the prope	iring a Certificate ned in with the c nan the owner and	of ompleted
SIGN	ATURE: I certify complete. The Cinecessary for the 1	ty of Aiken has pe	ermission to	copy materia	ds, including	architectural di	ate and awings,
Signatu	ire of applicant:			:	Date: _	10/10/22	<u> </u>
Print o	r type name:J	essica Campbe	ell .	·	Title:	PRT Direc	ctor
							9/15/05

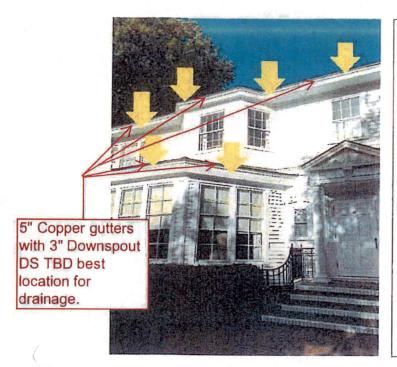
PROJECT CHECKLIST & DESCRIPTION

CHECKLIST: Mark all applicable items and provide details in the project description.

	E OF STRUCTURE:	TYPE OF WORK:	FEATURES INVOLVED:
	uilding	New structure	Foundation
0	ther	X Existing structure	Siding/exterior wall
_	Gazebo/arbor/trellis	_X Alteration	Painting an unpainted
_	Masonry wall	Addition	surface
<u> </u>	Fence	Partial demolition	X Complete paint removal
<u>.</u>	Gate/gateposts	Complete demolition	X Roof
	Trash enclosure	Relocation	Roof vents
l†	Kennel/paddock		Chimney
	Tennis court/backstop		Dormer/skylight
	Basketball goal		Soffit/fascia
	Swimming pool		X Gutter/downspout
	Patio/terrace/deck		Porch/deck
1	Paved walk/step		Steps
	Paved drive/parking		Door/entrance
	Light standard	<i>*</i>	Window/storm sash
	Free-standing sign		Shutter/blind
	Antenna/satellite dish		Window air conditioner
	Temporary structure		Balcony
	Portable/prefabricated	FA 10 E	Awning/canopy
,	structure	•	Sign
_	Other:		Ornamentation/detail
			Other:
			
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PROJECT SPECIFICATIONS

RYE PATCH MAIN HOUSE PAINTING & RESTORATION AIKEN, SOUTH CAROLINA



Areas exist on this House where there were no gutter/downspout systems installed.

It is the intention now to provide 2" or 3" half-moon gutters and round 2" downspouts at these locations.

Screen plugs are to be added to prevent tree debris, etc., from plugging system.

The smaller the roof that is being considered, the smaller or 2" gutter is to be used. The larger roof surface will need to have 3" half round gutter used.

The location of the downs is to be at a spot that will be least affected by this drain water being concentrated in one location.

Contractor is to provide a separate price on his letterhead bid for this scope of work.

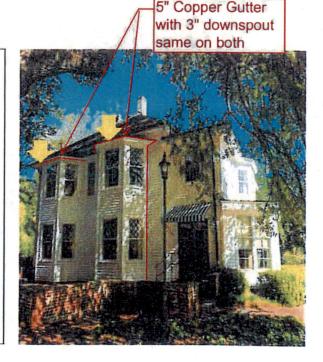
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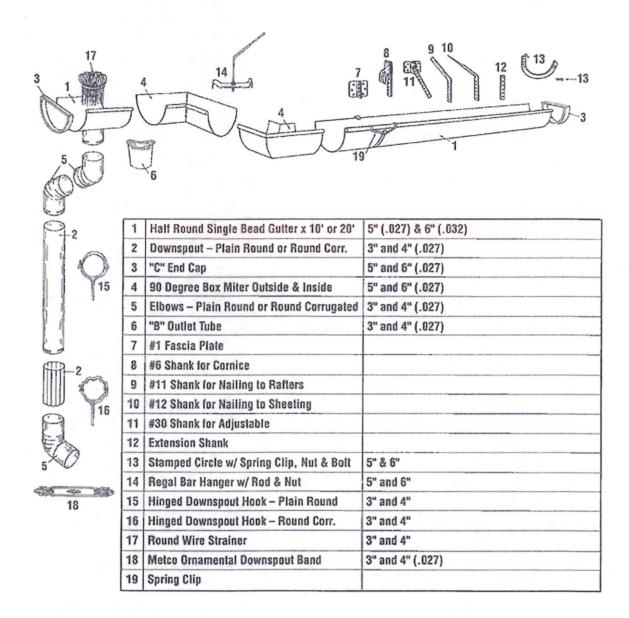
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BUILDING RESTORATION --- PAINTING & ROOFING

City of Aiken Government



Cart Summary

Gutter Copper 16oz. 5" Half Round Single Bead 10 Feet

Your Cart is Empty View Cart

Search

Search

Navigation

GUTTERS

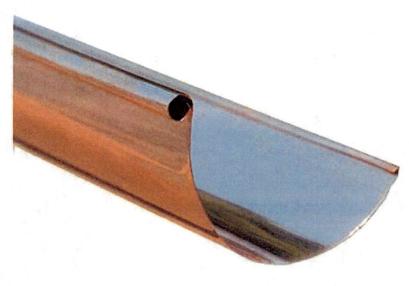
Commercial Gutters

Gutters Copper

Half-Round Copper Gutters

> 5" Half-Round SB 16oz. Copper Gutters

- Gutter Copper 16oz. 5" Half Round Single Bead 10 Feet
- Gutter Copper 16oz. 5" Half Round Single Bead 20 Feet
- Hanger Copper 5" #10 Combo Shank/Circle
- Hanger Copper 5" #1 Circle w/Spring Clip
- Hanger Copper 5" Half Round SB Rival Strap
- Hanger Copper 5" Half Round Heavy Duty Fascia
- End Cap Copper 16oz. 5" Half Round
- Miter Copper 16oz. 5" Half Round Single Bead 90° Outside
- Miter Copper 16oz. 5" Half Round Single Bead 90° Inside
- Outlet Copper 16oz. 3" Half Round
- Downspout Copper 16oz. 3" Corru 10 Ft
- → Elbow Copper 16oz. 3" Plain Round 75° Bend
- → Copper 16oz. 3" Plain Rd. 90° Bend
- Elbow Copper



5" 16oz. Copper Single Bead Half Round Gutter Section - 10 Feet

- Traditional Bead copper gutter.
- Each section is 10 feet in length.
- Optional hangers: #10 Combo hanger,
- See 'Related items for matching gutter components.
- See Hangers
Copper for various hanging options.
- All gutters ship by freight only in

Weight: 8 lb

Price: \$113.00

protective crating.

1

Related items:



Gutter Copper 16oz. 5" Half Round Single Bead 20 Feet

A traditional copper half round favorite! Our 16oz. copper 5" half round gutters are traditional bead style and offer a distinctive look over typical K Style gutter. Half Round gutters are used extensively in Europe and Canada. Each section is 20 feet in length. Minimum of four sections required per order.

All gutter and downspout sections must ship by freight only in protective crates.

Suggested Price . . . \$259.00

Price: \$218.00

End Cap Copper 16oz. 5" Half Round

Fits both traditional bead and reverse bead 5" half round copper gutter. Made from 16oz. copper. May be used at either gutter end of half round gutter profile. See 'Related items' for matching components. Must be sealed by solder or use of a premium rubber sealant.

Suggested Price . . . \$ 10.00

Price: \$6.88

1



- 16oz, 3" Round 30°
- Elbow Copper 16oz. 3" Rd Corrugated 75°
- Pipeband Copper Diamond 13.25"
- Pipeband Copper 16oz. Metco Ornamental 161/2" x 13/4
- Downspout Copper 16oz. Plain Round 10
- Outlet Copper 3" WB Pop Rivet Style
- Elbow Copper 16oz. 3" Round Corrugated 45° Bend

5" Half-Round European Copper Gutters

6" Half-Round SB 16oz. Copper Gutters

6" Half-Round European Copper Gutters

6" Half-Round Reverse Bead 16oz. Copper Gutters

7" Half Round Single Bead 16oz. Copper Gutters

7½" Half Round European Copper Gutters

8" Half Round Copper Gutter System

K Style Copper Gutters

Gutters Aluminum

Gutters Steel

Gutters Vinyl - Plastmo®

Gutters Kynar Steel

Gutters European Zinc

Gutters Paint Grip Steel

Gutters Galvalume

Gutters European Steel

Commercial Half Round

Kynar

Downpipe / Leader

Gutter Installation Tools

Hanger Brackets

Endcaps / Stops

Miters / Corners

Outlets / Drops

Slip Joint Connectors

Leader Heads

Elbows / Bends

Pipe Brackets

Sealants & Paints

Hardware: Screws &

Fastners

Gutter Coil

PVC Gutter Kits



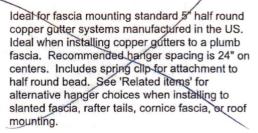
Slip Joint Copper 5" SB Half Round

Use for connecting two sections of 5" half round traditional bead and reverse bead gutter in both 16 oz. and 20 oz. copper. Makes installation a breeze. Use the #42D copper pop rivets to fasten gutter to slip joint. Not needed for miters or corner pieces. May be sealed with Parbond® (See Sealants) or soldered.

Suggested Price . . . \$ 21.00

Price: \$17.88





-Use the plumb fascia every 24" on centers. -Fits standard 5" half round copper gutters.

Suggested Price . . . \$ 21.00 (See discounted price below)

Price: \$17.88



If you have limited or no fascia boards one option is to use the 5" half round copper Rival Strap when installing 5" half round single bead copper gutter to the roof sheeting. Ideal for situations where there is limited or no fascia board. Recommended hanger spacing is 24" on centers. Related hangers include #1 Circles with copper shanks. See 'Related items' for hanger alternatives. <BACKORDER STATUS>

Roof Mount applications Fits 5" classic single bead half round copper gutters.

Suggested Price . . . \$ 14.00.

Price: \$11.50

1

Hanger Copper 5" #1 Circle w/Spring Clip

Use the 5" Copper #1 Circle with Spring Clip when installing copper half round gutter to slanted fascia, rafter tails or special hanging situations.



Gutter Forming Machines Rain Chains **Downspout Extras** Strainers & Filters **Gutter Cleaning Tools Diverters & Cut Offs** Adapters Downspout **Gutters Stainless Steel**



This assembly includes spring clip and a nut & bolt for attaching to the any of the six different copper shanks. Available Shanks include the #!1, #6, #10, #11, #12, #25 and #30. See 'Related items' for a selections of copper shanks that work with this hanger bracket. Fits the standard 5" half round single bead copper gutter system.

Suggested Price . . . \$ 18.00

Price: \$13.88



Shank Copper #30 For Adjustable Pitch

Use this shank with our #1 Circle Copper Hanger bracket when installing to slated fascia or rafter tails. One shank is required per hanger bracket. Allows half round gutter to hang plumb when installing directly to either slanted fascia or rafter end. Recommended spacing is 24" o.c.

Slanted Fascia Mounting shank

Suggested Price . . . \$ 16.00

Price: \$13.88



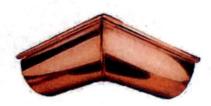
Shank Copper #10 For Fascia

Requires a 5" or 6" #1 Copper Circle with Spring Clip, Nut & Bolt. Used when installing half round copper gutter. The #10 Copper Shank allows adjustable vertical hang on plumb fascia. Often used with tile and slate roofs with a high roof

Allow more vertical adjustment. Steeper roofs with limited fascia.

Suggested price \$ 14.00

Price: \$11.88



Miter Copper 16oz. 5" Half Round Single Bead 90° Outside

Use for external corner joining of our 5" half round single bead half round copper gutter. The style is also know as traditional bead half round. Made from 16oz. high grade copper. External 90° box style miter. Use exclusively with our five inch 16oz. Half Round Single Bead gutter system. See 'Related items' form matching compoents.

90° Outside/External Corner Piece

Suggested Price . . . \$ 57.00

Price: \$49.00



Miter Copper 16oz. 5" Half Round Single Bead 90° Inside

Use for internal corning joining of 5" half round single bead copper gutter. Fits to the outside of two sections of gutter meeting at an inside order. Made from 16oz. high grade copper.

90° Inside/Internal Corner Piece

Suggested Price . . . \$ 57.00

Price: \$49.00



Outlet Copper 16oz. 3" Half Round

Use for joining five inch half round copper gutter to three inch plain round or round corrugated copper downspout. One required per downspout assembly. Narrow flange catches bottom of half round gutter's profile for a proper fit to the gutter system's downspout. Made from 16oz. copper. See related items for matching parts.

Fits 5" Half Round Gutter to 3" Round Downspout

Suggested Price . . . \$ 18.00

Price: \$14.88



Downspout Copper 16oz. 3" Plain Round 10 Feet

The 3" plain round copper downspout is commonly used with the 5" or 6" copper halfround gutter systems. They also be used with the 5" K-Style copper gutters for added architectural appeal. Each leader is 10 feet in length and has crimped ends for easy installation. One downspout is typically required per single story downspout installation. See 'Related Items' matching elbows, pipe straps similar components.

*All downspout must ship by freight only in a protective crate. 10' crate = \$50.

Suggested Price . . . \$ 129.00 (See discounted price below)

Price: \$107.00

RYE PATCH MAIN HOUSE PAINTING & RESTORATION AIKEN, SOUTH CAROLINA



Gutters, downspouts, railings, lights and other attachments pose a challenge for the contractor.

Removal of the downs will make a complete and professional project, while insuring that this copper will not get accidentally painted.

Care needs to be exercised when removing any of the attachments that prevent a complete project so as to not damage either the house or the attachment.



Areas located at various and numerous locations throughout the façade exhibit failed paint as well as soft and deteriorated wood.

There may be areas, in order to replace severally damaged wood, where the gutters will need to be removed to facilitate this action.

Several other areas will exist where attachments will need to be removed to replace wood.



RYE PATCH MAIN HOUSE PAINTING & RESTORATION AIKEN, SOUTH CAROLINA



Here are two photographs that depict several previous painting procedures that did not remove paint thoroughly enough to eliminate this amplitude variance that is unsightly.

Contractor can in his preparation:

- Sand paint completely down to eliminate all ridges
- Chemically remove paint and then sand surface to produce a smooth wood appearance
- Scrape and remove all loose paint and then with appropriate patch material, fill all imperfections and sand to produce a smooth paintable surface.

This is a very labor intense procedure and could turn out to be prohibitive cost wise.

As a result, contractor is to provide a break-out cost for this individual procedure and indicate how much could be subtracted from the total bid if work is not done. (Include this cost and process in the in the total bid)

Depending on what that cost might be, this preparation procedure may not be included in this project.

This operation is common with historic restorative painting projects, especially where there will be wood slat replacement that will have very smooth surfaces.

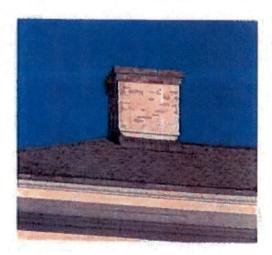


RYE PATCH MAIN HOUSE PAINTING & RESTORATION AIKEN, SOUTH CAROLINA

It is expected that the entire wood façade, both trim and horizontal slats, will require examination and all loose paint will need to be removed thoroughly and sanded to eliminate all amplitude variances between what is painted wood and what is bare wood.

Note subsequent photos depicting egregious sections that will need to have previous layers of paint removed to eliminate this same amplitude variance that produces unacceptable appearances.





Masonry and concrete that exists at random locations are to be included in this painting scope of work.

All surfaces are to have paint surfaces scraped and sanded in order to prepare properly and provide the surface that is smooth or reflects that of the host substrate.

As with all surrounding areas, all adjacent materials are to be protected against the debris from preparation procedures as well as painting procedures.

It is expected that the entire wood façade, both trim and horizontal slats, will require examination and all loose paint will need to be removed thoroughly and sanded to eliminate all amplitude variances between what is painted wood and what is bare wood.

Note subsequent photos depicting egregious sections that will need to have previous layers of paint removed to eliminate this same amplitude variance that produces unacceptable appearances.



Roofing Section	Microsoft (Control of Control of	Harry Comments
Lifetime Architecture Material and Labor		
	Qty	Unit
Owens Corning Lifetime Oakridge Shingle _Shingle removal and disposal included in price	67.90	SQ
Oakridge® laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge® shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.		
Pro Edge Hip & Ridge	13.72	BD
Attention to detail matters. ProEdge® Hip & Ridge Shingles provide a clean and consistent look. Their enhanced aesthetics add distinction to your roof line.		
Roof vent - turtle type	10.00	EA
Box Vents also called Low Profile Vents, Louvers, Flat Vents, or Turtle Vents are static vents. This means they have no moving parts. The vent is installed over a hole cut out of the roof. Utilizing natural convection, they create an opening for the rising hot air and moisture to escape through.		
Owens Corning Shingle Starter Strip - 6 5/8" (100')	6.09	BD
Puts the sealant appropriately at the eaves, improving roof quality and performance		
Synthetic underlayment	7.00	RL
strong, durable and repels water unlike #15 felt. It's also light, easy to install and contributes to safe working conditions.		
Dual-surface slip resistance: Fusion Back Coating Technology™ paired with a non-woven surface provides excellent walking conditions during shingle application even on steeply pitched roofs Repels moisture and helps provide protection against water infiltration Resists stretching and tearing around fasteners Available in 42-inch lightweight rolls for easy installation 10-Year Limited Warranty* For use under asphalt shingles only		
Ridge Vent	78.27	LF
Reduce heat and moisture buildup that can lead to ice damming, roof deterioration and mold infestation. Helps air flow through the attic to manage temperature and moisture.		
Universal Pipe Boot	8.00	EA
A pipe boot is a type of roof flashing used around plumbing exhaust pipes that exit through the roof.		
4" Pipe Boot	1.00	EA
A pipe boot is a type of roof flashing used around plumbing exhaust pipes that exit through the roof.		
R&R Chimney Flashing	5.00	EA

PROJECT SPECIFICATIONS

RYE PATCH MAIN HOUSE PAINTING & RESTORATION AIKEN, SOUTH CAROLINA



There is a need for sections of this house to be fitted with detection systems for fire prevention and alert. The location for this system, along with security detection systems, will be in the available crawl spaces.

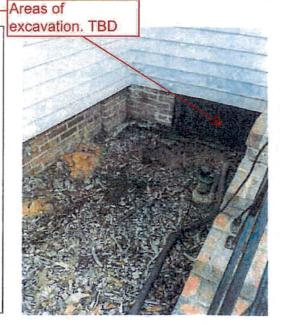
Because of limited space between grade and the floor joists above (as well as other obstructions) there will need to be excavation of dirt performed to provide needed additional dimensions for this installation.

Access to the crawl spaces is also limited, so the plan for execution will need to be reviewed and approved prior to the inception of the work.

The extent of work that will actually be required is not certain. Therefore, the contractor is to provide an allowance for this work in his bid.

There will be a close relationship with the companies that will be installing the systems so that there will be no unnecessary or wasted efforts.

There are no anticipated materials required for this work, just labor.



BUILDING RESTORATION -- PAINTING & ROOFING
09 91 00 and 07 03 11 - 6
City of Aiken Government

City of Aiken, SC Government

EXHIBIT B



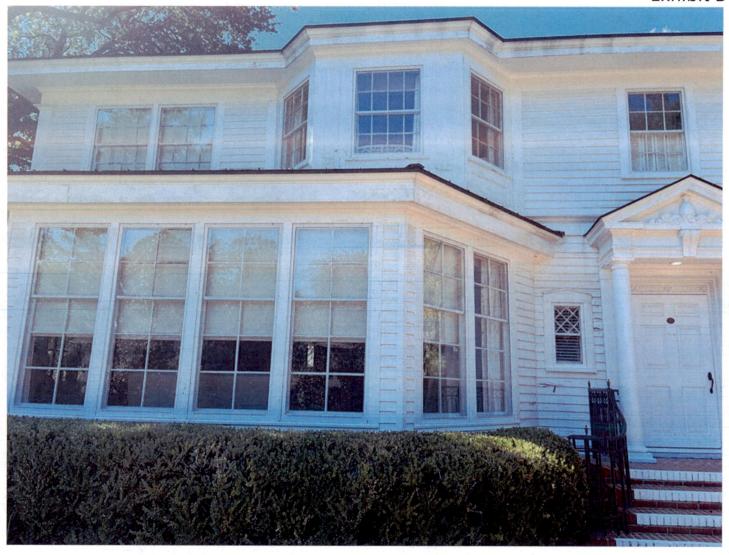
Primary Façade



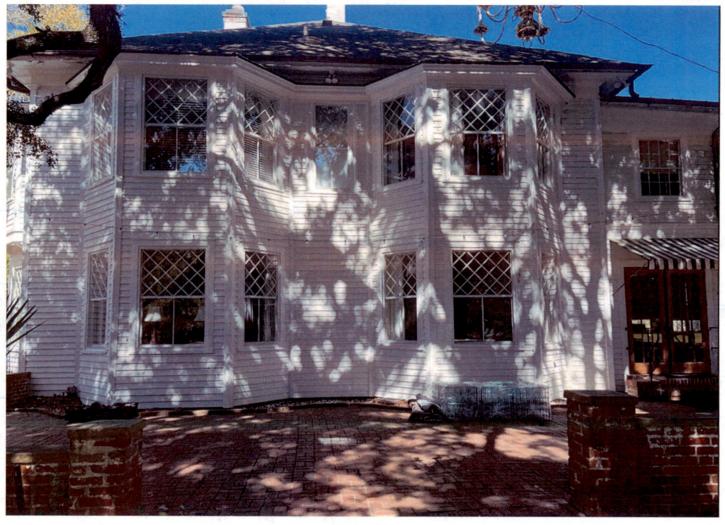
Primary Facade



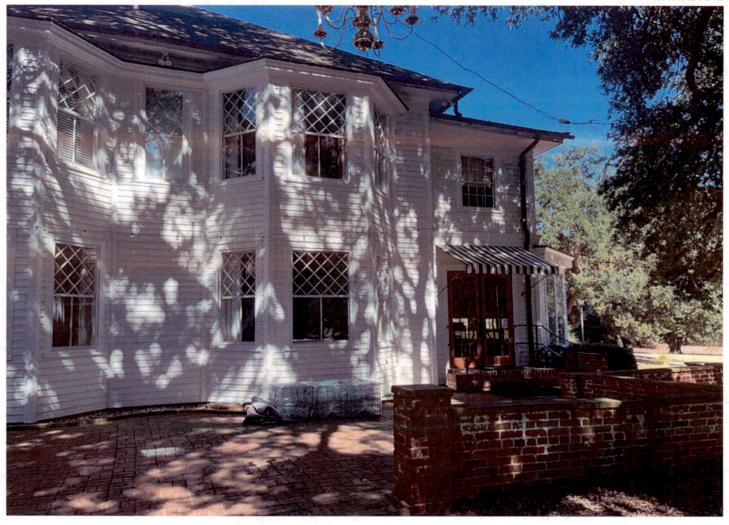
Primary Façade



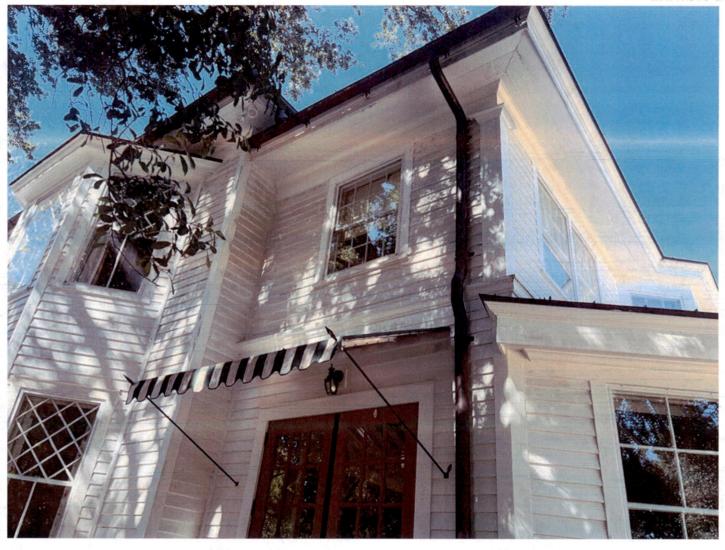
Primary Façade



Left Façade



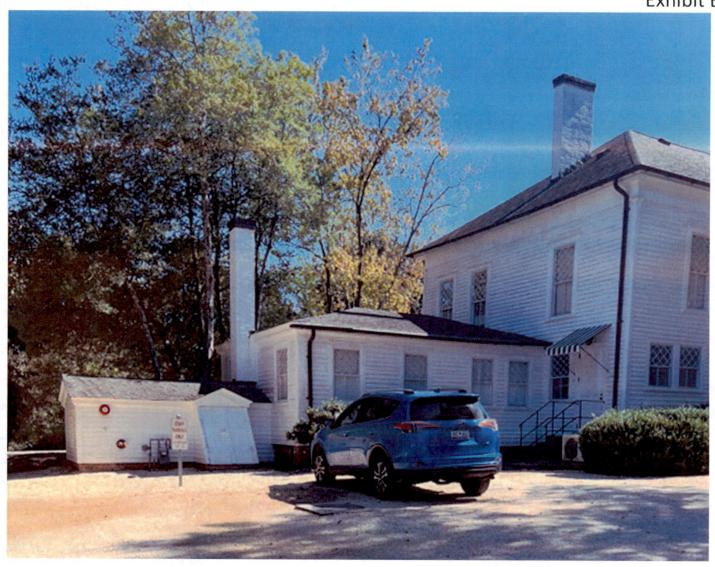
Left façade



Left Façade



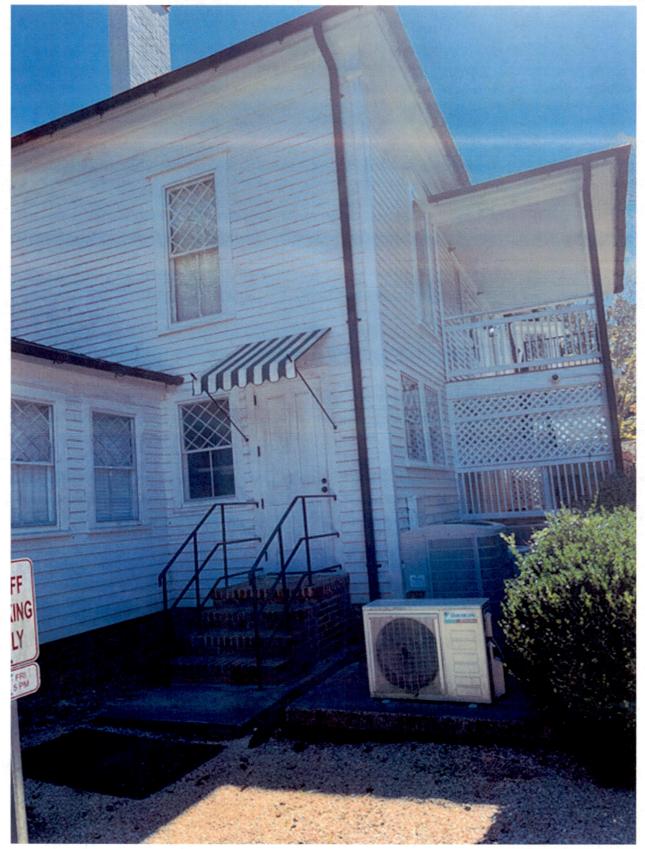
Rear Façade



Rear Façade



Rear Façade

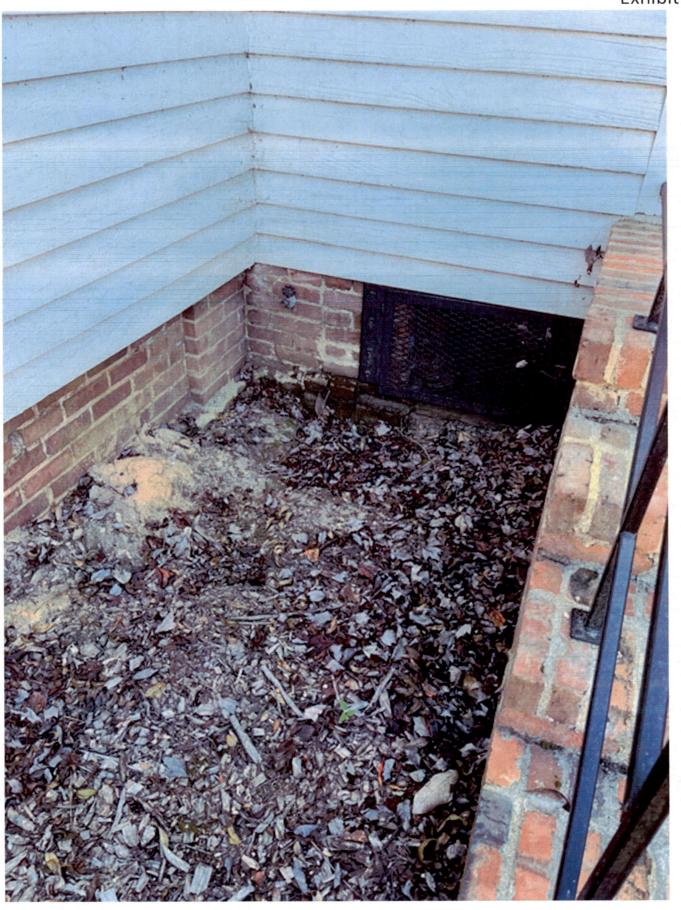


Rear Façade



Rear Façade

City of Aiken, SC Government

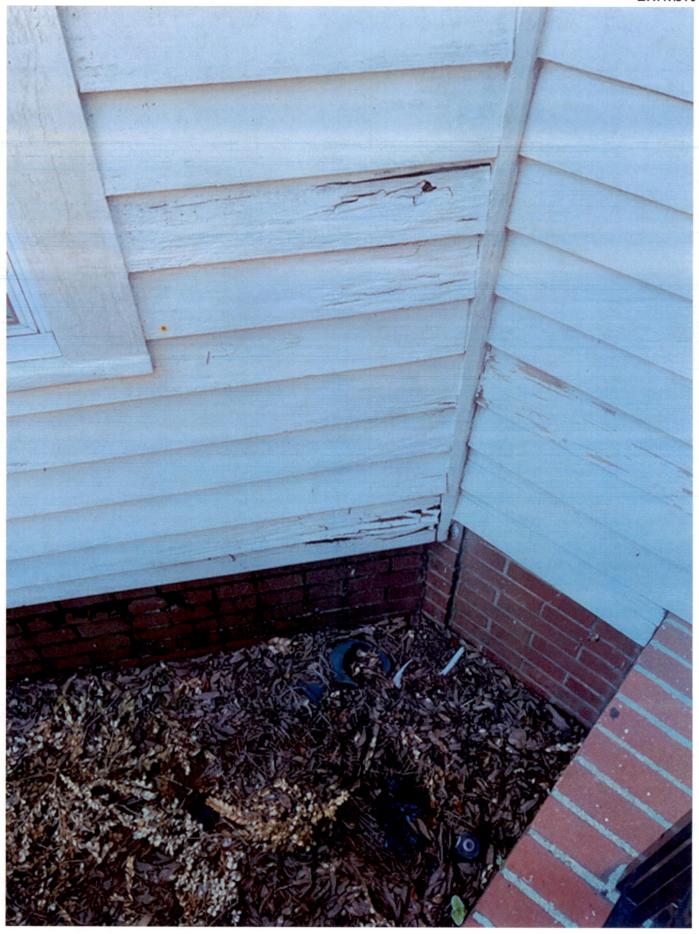


Rear (Location of proposed Excavation)

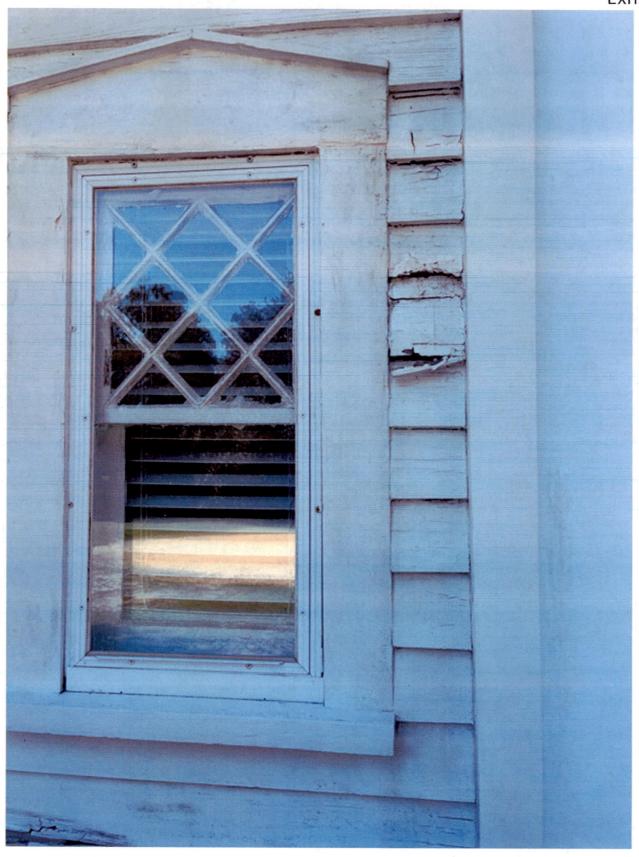
City of Aiken, SC Government



Rear (Location of proposed Excavation)



City of Aiken, SC Government



City of Aiken, SC Government



City of Aiken, SC Government

Exhibit B



EXHIBIT C

Exhibit C

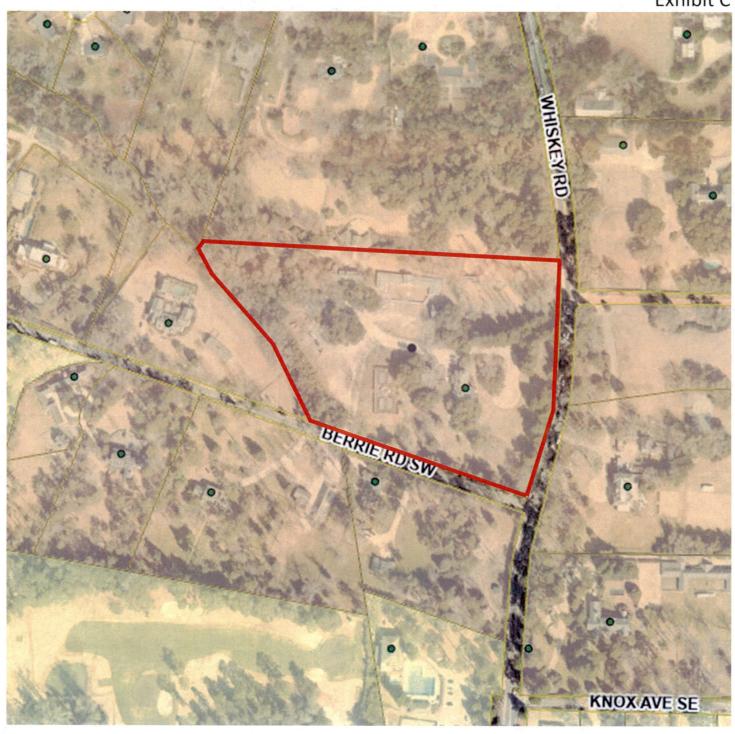


EXHIBIT D

Statewide Survey of Historic Properties

State Historic Preservation Office

South Carolina Department of Archives and History

8301 Parklane Rd.

Columbia, SC 29223-4905 (803) 896-6100

Control Number:

U 103 / 1962

Status County No Site No

Quad Name:

Aiken

Tax Map No .:

Intensive Documentation Form

Identification

Historic Name:

Rye Patch

Common Name:

Address/Location: Whiskey Rd. & Berrie Rd. SW

City:

Aiken

County:

Aiken

Vicinity of:

Ownership:

Private

Category:

building

Historical Use:

Domestic

Current Use:

Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Eligible District (Designated Landmark on Aiken Historic Register)

Notes on National Register Status:

Other Designation:

Aiken Historic District; Aiken Winter Colony 1

'roperty Description

Construction Date: 1900 c

Commercial Form:

Stories: 2 1/2 stories

Alteration Date:

Historic Core Shape: irregular

Roof Features

Porch Features

Shape:

Porch Width: entrance bay only

Materials:

composition shingle

Shape:

gable

Construction Method:

frame

Exterior Walls:

weatherboard

Foundation:

brick

Significant Architectural Features: Large irregular house with asymmetrical front façade; main entrance framed by pediment gable stoop on un-fluted columns and flanked by toe small rectangular windows with diamond tracery; multiple polygonal projections on front and side elevations; two story oriel window to the right of the front entrance; windows in triples, pairs, and singles; large projection to left of front that appears later addition; several brick chimneys on ridge of hip roof; boxed eaves with wide cornice; elaborate formal garden on adjacent grounds; also stables, paddocks, and various outbuildings on

property.

Alterations:

Architect(s)/Builder(s):

South Carolina Statewide Survey of Historic Properties Intensive Documentation Form

Page 2

Site No.: 1962

Historical Information

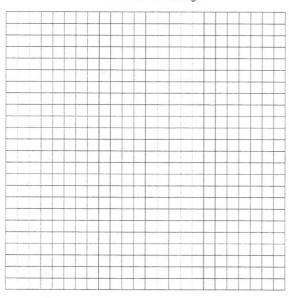
Historical Information: Rye Patch was once the home of William Travers, for whom the Travers Drag Line was named. He was the son of a well-known sportsman Billy Travers, honored on the turf by the Travers Stake at Saratoga. After the Travers, the heirs of Charles G. Taylor of Portland, Conn., occupied the house. Edmund Pendleton Rogers and his wife, the former Dorothy Knox Goodyear, bought the house in the amid 1930's. Mr. and Mrs. Rogers wintered in Aiken for many years, entertaining such guests as the Prince of Wales before his marriage to Mrs. Wallace Simpson. According to tradition, open archways in the high brick wall that surrounds the estate were sealed for privacy when Edward VIII visited the Aiken estate. (The Rogers family also played host to Mrs. Simpson when Roger's brother, Herman Rogers, opened his home in Cannes, France, to Mrs. Simpson when she left England prior to her marriage to Edward. The wedding was held at the Rogers' estate in Cannes). In the 1950's, the Duke of Windsor was again entertained by the Rogers in Aiken. Mrs. Rogers and her brother Seymour H. Knox were founding members of the Green Boundary Club, where she served as an officer until her death shortly after Christmas of 1981 at age 84. She was an organizer and benefactor of the Aiken USO

Source of Information: Aiken Historic Home Tour by Aiken County Parks, Recreation & Tourism Department.

Photographs

Roll No.	Neg. No.	View of
1962	1	
1962	2	
1962	3	
1962	4	
1962	5-6	

Use Grid for Sketching



Attach Photos Here

Program Management

Brian LaBrie, The Jaeger Company, Gainesville, GA

Date Recorded: 01/07/2010





To:

Design Review Board

From: Date:

Rebekah Seymour October 25, 2022

Re:

Certificate Application #CERH23-011

Historic Overlay District

Applicant/Owner: David Stinson

Location:

566 Newberry St. SW

Tax Parcel #:

105-12-17-015

Project Description

Applicant has requested approval to replace the existing 6 over 6 wood windows at 566 Newberry Street SW with energy efficient windows (See Exhibit B). The proposed replacement windows are the 400 Series Windows supplied by Ply Gem and are 6 over 6 wood composite windows in the color white as indicated in the application (See Exhibit A). The 400 Series Windows provides the option of putting the grilles between the glass or implementing simulated divided lites. The Applicant has not yet determined which option he proposes. The Applicant has explained that there are two newer vinyl windows that were installed in the kitchen and bathroom. The Applicant proposes replacing these windows with the 400 Series Windows to allow all windows on the structure to match. These two windows would remain smaller in size than the other windows on the structure.

Staff Comments

The property is listed as a contributing property in the Historic Overlay District. The Historic Resource Survey lists date of construction as circa 1920 while County records cite 1943 as year of construction. There are no previous Certificates of Appropriateness in Staff's files approving window replacements at this property.

The application may be reviewed using the "Existing Buildings" section of the Design Review Manual, specifically sections "Windows, Storm Sash, & Shutters" beginning on page 72.

EXHIBITS

Application: A.

Property Photos В.

Vicinity Map

Context Photos

I:\Historic\Historic Preservation\HPC Staff Report\Staff Reports\2022\11 01 2022\566 Newberry St. SW\566 Newberry St. SW Staff Memo.doc

EXHIBIT A

DESIGN REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS APPLICATION-HISTORIC OVERLAY DISTRICTS

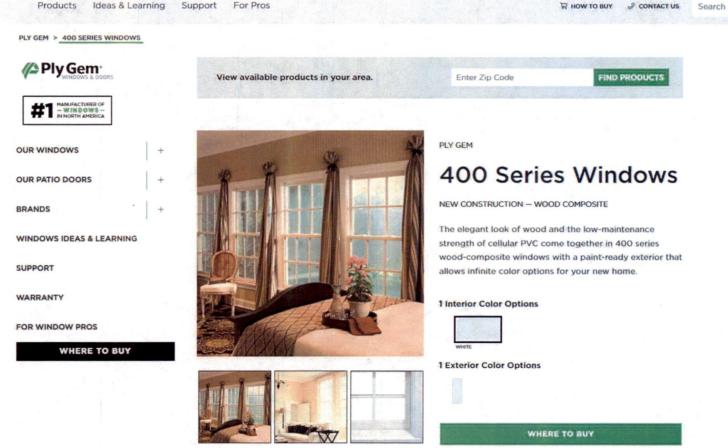
PRC	OPERTY ADDRESS 57db Newbern St SW
	Historic and/or common name (if applicable):
<u>ow</u>	NER-OF-RECORD: [] DANCE STIMS ON
·-{**; **-	Mailing address: 566 Newbern SW, Alm 2980
	Telephone: $605 - 610 - 0123$
	Fax: e-mail: Allanhomes () me -com
	Signature (if different from Applicant):
APP	LICANT: If the applicant is not the owner-of-record, fill in the blanks below and rovide
	written permission from the owner for the work.
	Name:
. :	Mailing address:
	Telephone:
	Fax: e-mail:
PRO	PROJECT CHECKLIST & DESCRIPTION, provide a written description of work requiring a Cartificate of Appropriateness. See the "Required Submittals" list for the items that must be turned in the completed application form. Please supply the name(s) and mailing address(es) of anyone (other than the other and applicant) who should receive copies of correspondence pertaining to this request.
	here restrictive covenants that would prohibit the proposed use of the property? u replied yes, please attach a certified copy of the restrictive covenants to this application.
SIGI	NATURE: I certify by my signature below that the information in this application is accurate and complete. The City of Aiken has permission to copy materials, including archival ural drawings, necessary for the review of my Certificate of Appropriateness application.
Signa	ature of applicant: Date: 10 17-22
Print	or type name: Devid Stinson Title: "Sir"

PROJECT CHECKLIST & DESCRIPTION

CHECKLIST: North all applicable items and provide details in the project description.

TYPE O TRUCTURE:	TYPE OF WORK:	FEATURES INVOLVED:
✓ Buil g	New structure	Foundation
Othe	Existing structure	Siding/exterior wall
(cbo/arbor/trellis	✓ Alteration	Painting an unpainted
l onry wall	Addition	surface
Ice	Partial demolition	Complete paint removal
C. te/gateposts	Complete demolition	Roof
T sh enclosure	Relocation	Roof vents
l nnel/paddock		Chimney
Tunis court/backstop		Dormer/skylight
Basketball goal		Soffit/fascia
S imming pool		Gutter/downspout
l uo/terrace/deck		Porch/deck
l red walk/step		Steps
Paved drive/parking		Door/entrance
Light standard		Window/storm sash
Free-standing sign	₩ :	Shutter/blind
Antenna/satellite dish		Window air conditioner
Temporary structure		Balcony
Portable/prefabricated		Awning/canopy
structure		Sign
Oiler:		Ornamentation/detail
		Other:
•.		
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Due to screen resolution limitations, product colors

may not be exactly as shown.

400 SERIES WOOD COMPOSITE WINDOWS

FEATURES & BENEFITS

The cellular PVC exterior is paint-ready, allowing for infinite custom color options for your new home.

The frame, sash and sill design provide the historically accurate appearance of traditional wood windows.

Cellular PVC requires virtually no maintenance to look beautiful year after year.

Several available casing options make the 400 series ideal for virtually any architectural style or building type.

All exterior components are protected by weatherresistant, low-maintenance cellular PVC.

Advanced glass options are available to help lower heating and cooling costs and keep your home more comfortable wherever you live.

Window grilles in architecturally-inspired profiles and patterns are the perfect choice to complement your home.

You'll enjoy long-lasting peace of mind with a 20-Year Glass Warranty. See the 400 series warranty for complete details.

City of Aiken, SC Government

Enhance the design of your new home with window grilles in architecturally inspired patterns. Window grilles between the glass provide a smooth surface that is easy to clean while simulated divided lites feature the traditional look of individual windowpanes.

Grille Patterns

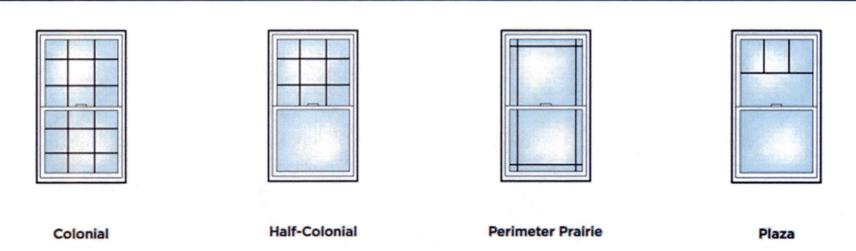


EXHIBIT B

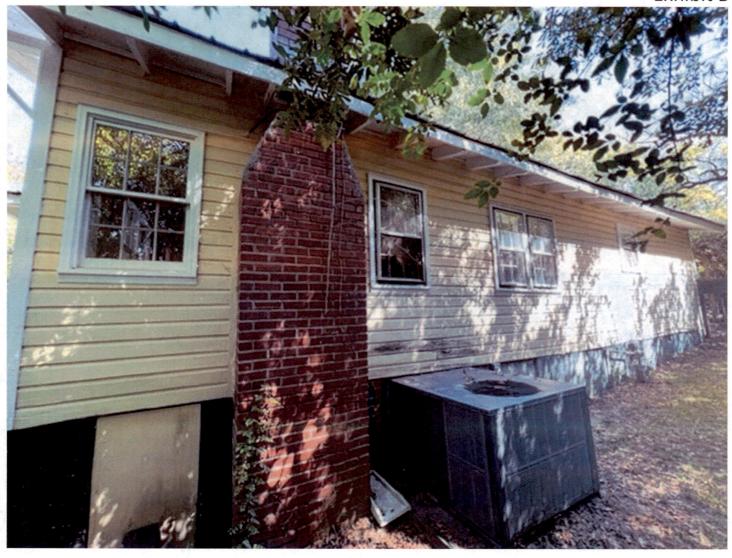




Front Façade



North Façade



South Façade

EXHIBIT C





EXHIBIT D

Exhibit D



574 Newberry St. SW (Neighbor to the Right)

Exhibit D



560 Newberry St. SW (Neighbor to the Left)



560 Newberry St. SW (Neighbor to the Left)